

NUMBER	OWNER
1	BOLDT, JUNE L
2	BOLT, WALLACE L
3	CORPORATION OF THE PRESIDING BISHOP OF
4	THE CHURCH OF JESUS OF LATER-DAY SAINTS
5	NORTHEAST INDEPENDENT SCHOOL DISTRICT
6	BROWN, KOBY L & TERILYN E
7	SEEMANN, MELISSA E & JAMES F
8	HANSSEN, RALPH A & ANDREA M
9	GONZALES, CARLOS & PENNA, JESICA F
10	BOWER, JAMES M IV
11	CHUPP, PAUL
12	RENDON, JUAN G & MELISSA
13	BERNARD, KATHLEEN A
14	SPARLING, JOHN B & DEBORAH M

NUMBER	OWNER
14	PLOCH, MARILYN F
15	CITY OF SAN ANTONIO
16	FROST BANK TRUST 1004 & FREEMAN, MARK
17	ELYEA, STEPHEN A & DIANE C
18	KANE, SARAH MARCH & HARTLEY F
19	CHRIST REDEEMER CHURCH
20	BETHESDA TEMPLE OF SAN ANTONIO, INC
21	DYM, RANDY R & SUZANNE
22	DYM, RANDY R & SUZANNE
23	JACKSON, KATHLEEN P & JON D
24	NORTHERN OAKS CHURCH OF CHRIST
25	STATE OF TEXAS
26	STATE OF TEXAS

THIS PROPERTY MUST COMPLY WITH THE CITY OF SAN ANTONIO TREE ORDINANCE.

LEGEND

	PHASE BOUNDARY LINE
	PROPERTY LINE
	200' NOTIFICATION LIMIT

FEMA 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0 277 AND 281, DATED FEBRUARY 16, 1996 FOR BEXAR COUNTY AND INCORPORATED AREAS.

COMMERCIAL DEVELOPMENT	ACREAGE
PHASE 1	26.38
PHASE 2	38.25
PHASE 3	14.69
PHASE 4	6.403
TOTAL	86.73

NOTE

THIS PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. PLEASE REFERENCE IMPERVIOUS COVER MASTERPLAN APPROVED BY SAWS AQUIFER STUDIES ON JULY 17, 2000.

DEVELOPER
FCS FISCHER, LTD
601 SONTERRA
SAN ANTONIO, TEXAS 78258

POADP NO. _____
(PREVIOUSLY EXPIRED POADP #456)

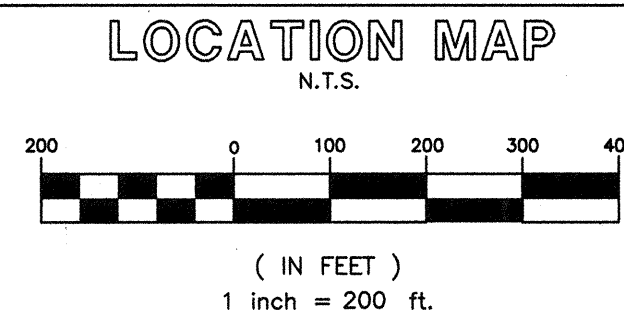
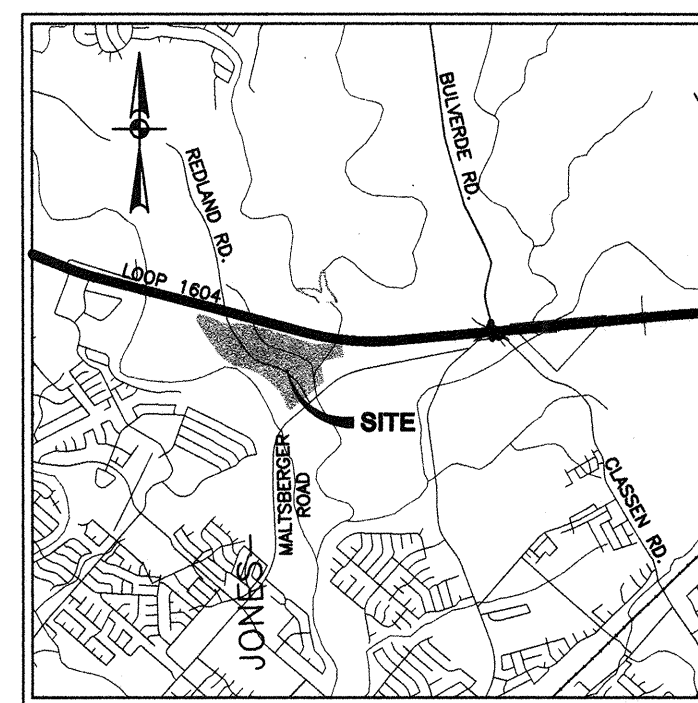
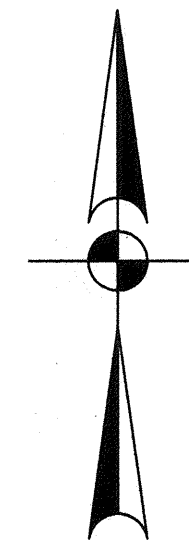
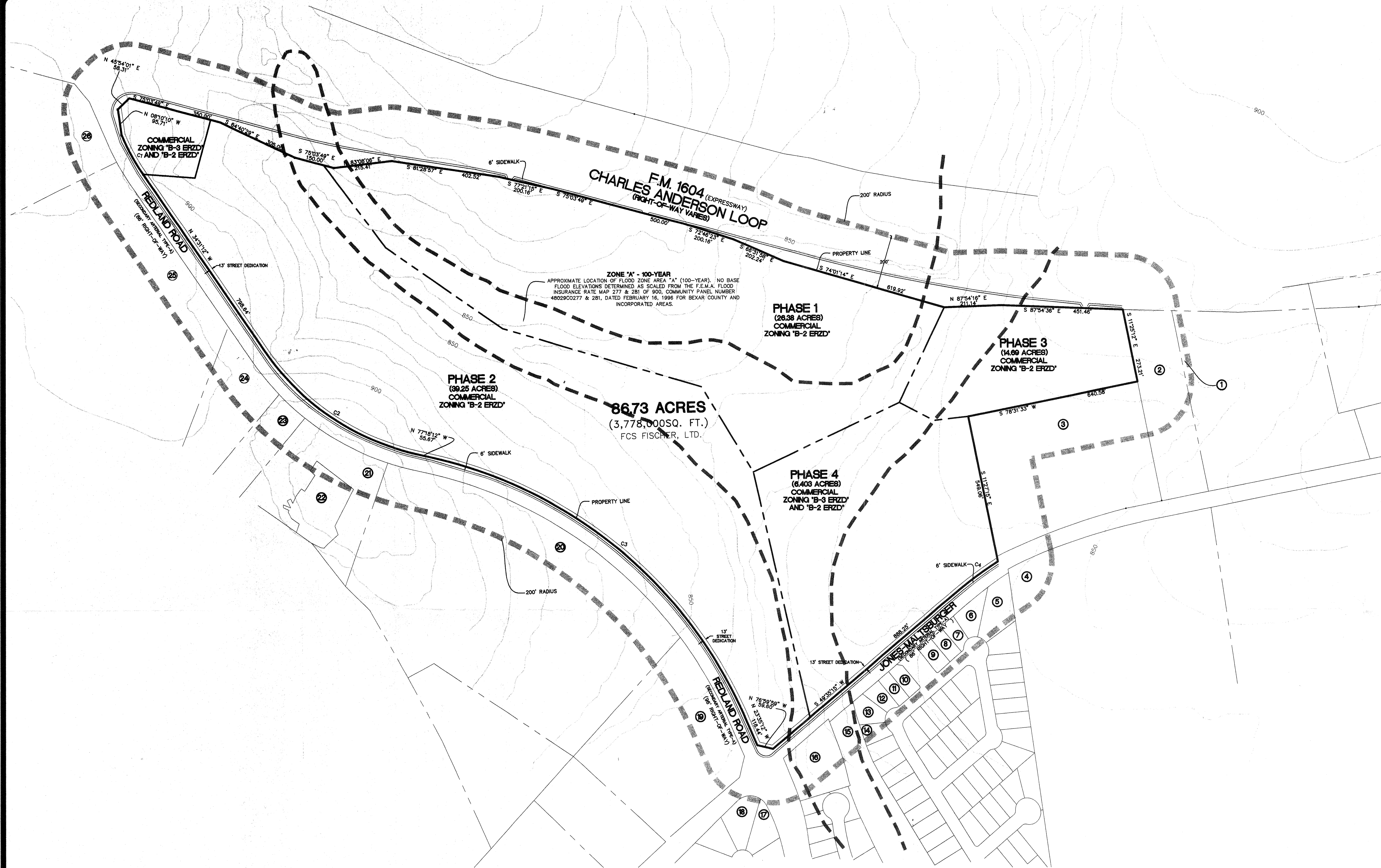
REVISIONS:

Pape-Dawson **PL** ENGINEERS

FCS FISCHER, LTD. - 86.73 ACRE TRACT
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
POADP NO. _____

NO. 4763-13
DATE DEC.2000
DESIGNER AKA
CHECKED SLW DRAWN AKA
SHEET 1 OF 1

#692



NUMBER	OWNER
1	BOLDT, JUNE L
2	BOLT, WALLACE L
3	CORPORATION OF THE PRESIDING BISHOP OF
4	THE CHURCH OF JESUS OF LATER-DAY SAINTS
5	NORTHEAST INDEPENDENT SCHOOL DISTRICT
6	BROWN, KOBY L & TERILYN E
7	SEEMANN, MELISSA E & JAMES F
8	HANSSSEN, RALPH A & ANDREA M
9	GONZALES, CARLOS & PENNA, JESICA F
10	BOWER, JAMES M IV
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22	DYM, RANDY R & SUZANNE
23	DYM, RANDY R & SUZANNE
24	JACKSON, KATHLEEN P & JON D
25	NORTHERN OAKS CHURCH OF CHRIST
26	STATE OF TEXAS

LEGEND

- PHASE BOUNDARY LINE
- PROPERTY LINE
- 200' NOTIFICATION LIMIT

COMMERCIAL DEVELOPMENT	ACREAGE
PHASE 1	26.38
PHASE 2	39.25
PHASE 3	14.69
PHASE 4	6.403
TOTAL	86.73

NOTE

THIS PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. PLEASE REFERENCE IMPERVIOUS COVER MASTERPLAN APPROVED BY SAWS AQUIFER STUDIES ON JULY 17, 2000.

DEVELOPER
FCS FISCHER, LTD
601 SONTERRA
SAN ANTONIO, TEXAS 78258

POADP NO. _____
(PREVIOUSLY EXPIRED POADP #456)

FCS FISCHER, LTD. - 86.73 ACRE TRACT
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
POADP NO. _____

JOB NO. 4763-13
DATE AUGUST 2000
DESIGNER AKA
CHECKED SLW DRAWN AKA
SHEET 1 OF 1

REVISIONS:

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010



CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: August 22, 2000 Name of POADP: FCS Fischer, LTD. - 86.73 Acre Tract
Owners: FCS Fischer Consulting Firm: Pape-Dawson Engineers
Address: 601 Sonterra Address: 555 E. Ramsey
Zip Code: San Antonio, TX 78258 Zip Code: San Antonio, TX 78216
School District: North East I.S.D. Phone: 210/375-9000
Existing zoning: B-3 ERZD and B-2 ERZD Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
Projected # of Phases: 4 ☒ Yes ☐ No
San Antonio City Limits? ☒ Yes ☐ No
Council District: 10
Ferguson map grid 518B3-B4 & 517B3-B4

Land area being platted:	Lots	Acres
Single Family (SF)	<u> </u>	<u> </u>
Multi-family (MF)	<u> </u>	<u> </u>
Commercial and non-residential	<u>4</u>	<u>86.73</u>

Is there a previous POADP for this Site? Name Fischer 93 Acre Tract No. 456

Is there a corresponding PUD for this site? Name N/A No.

Plats associated with this POADP or site? Name N/A No.

Name No.

Name No.

Contact Person and authorized representative:

Print Name: Dennis Rion

Signature: 

Date: 8/29/00

Phone: 210/375-9000

Fax: 210/375-9010

RECEIVED
00 SEP -6 PM 3:11
CITY OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ copy of digital file;
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification, 8 1/2 X 11 reduction with eight (8) full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements or Todd Sang @ (210)207-7702;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ The POADP lies in the North East Independent School District and they have been contacted concerning this development.
- ☒ List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.
Loop 1604, Redland Road, Jones-Maltsberger Road

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Dennis Rion

Signature: 

If you have any questions please call Michael O. Herrera at 207-7900

APPLICATION REVISED May 8, 2000

PAGE 2 OF 2



CITY OF SAN ANTONIO

January 2, 2001

Mr. Dennis Rion

Pape-Dawson Engineering, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: FCS Fischer, Ltd. 86.73

POADP # 692

Dear Mr. Rion:

The City Staff Development Review Committee has reviewed FCS Fischer, Ltd. 86.73 Subdivision Preliminary Overall Area Development Plan # 692. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Rion

Page 2

January 2, 2001

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P.E., Public Works



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☐ Major Thoroughfare
☒ ~~Zoning~~

FROM: Michael O. Herrera, Planner II

Date 12-28-00
~~11-24-00~~
~~9-7-00~~

POADP NAME: FCS FISCHER, LTD. 86.73 Ac. Tr.

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 9-29-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Signature

Title

Date

Michael O. Herrera Planner II 12-28-00

May 8, 2000 MH Jr.



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☐ Major Thoroughfare
☒ ~~Zoning~~

FROM: Michael O. Herrera, Planner II

Date 11-24-00
9-7-00

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This item is tentatively scheduled for 12-1-00
9-29-00 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Paul C. Jr.

2

11-20-00

Signature

Title

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

*MARK
JOHN*

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☒ Major Thoroughfare
☐ Zoning

FROM: Michael O. Herrera, Planner II

Date 11-24-00
9-7-00

POADP NAME: FCS FISCHER, LTD. 86.73 Ac. Tr.

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00
9-27-00 before the POADP committee.

ACCORDING TO ENG'S COPY OF TXDOT RELEASE DATED 10-27-00		
<input checked="" type="checkbox"/> I recommend approval	<input type="checkbox"/> I do not recommend approval	
On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____		
Comments: <u>Loop 1604 is on the MTP AND TXDOT SYSTEM</u> <u>REQUIRING A MIN. OF 110' ROW AND TXDOT RELEASE.</u> <u>REDLAND ROAD IS ON THE MTP REQUIRING A MIN OF 86'</u> <u>ROW. PROPOSE POADP ADDRESSES THOROUGHFARES.!!</u> <u>Jones Meltzberger is on the MTP REQUIRING MIN. 86' ROW.</u>		
<u>[Signature]</u>	<u>Planner</u>	<u>112800</u>
Signature	Title	Date

May 8, 2000 MH Jr.



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☐ Major Thoroughfare
☐ Zoning

FROM: Michael O. Herrera, Planner II

Date 11-24-00
9-7-00

POADP NAME: FCS FISCHER, LTD. 86.73 Ac. Tr.

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00
9-27-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Signature

Sh Engineering Assoc. 11/30/00

Title

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☒ Bexar County Public Works
☐ Major Thoroughfare
☐ Zoning

RECEIVED SEP 18 2000

FROM: Michael O. Herrera, Planner II

Date 9-1-00

POADP NAME: FCS FISCHER, LTD. 86.73 Ac. Tr.

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 9-29-00 before the POADP committee.

☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

RECEIVED
00 OCT -5 PM 3:47
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Deed

City Architect

10/4/00

Signature

Title

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☐ Major Thoroughfare
☒ Zoning

FROM: Michael O. Herrera, Planner II

Date 9-1-00

RECEIVED
00 SEP 12 AM 11:46
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

POADP NAME: FCS FISCHER, LTD. 86.73 Ac. Tr.

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 9-29-00 before the POADP committee.

☐ I recommend approval

☒ ^{*} I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: zoned B-2 CRZD & B-3 CRZD

* Proposed POADP zoning is not consistent with
existing zoning.

Michael O. Herrera

9-12-2000

Signature

Title

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☐ Major Thoroughfare
☐ Zoning

FROM: Michael O. Herrera, Planner II

Date 9-7-00

POADP NAME: FCS FISCHER, LTD. 86.73 Ac. Tr.

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 9-29-00 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Jones Malls. goes through the
proposed property. Dedication will be reqd.
to be shown on this POADP.

Subdiv. Assoc.

9/22/00

Signature

Title

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☒ Bexar County Public Works
☒ Major Thoroughfare
☐ Zoning

FROM: Michael O. Herrera, Planner II

Date 9-7-00

RECEIVED
00 SEP 12 PM 12:20
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

POADP NAME: FCS FISCHER, LTD. 86.73 AC Tr.

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 9-29-00 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: LOOP 1604 IS ON THE MTP AND TXDOT SYSTEM REQUIRING
A MIN OF 110' ROW AND TXDOT RELEASE. REDLAND RD AND
JONES-MALTBURGER ARE BOTH ON THE MTP REQUIRING A MIN OF
86' ROW. POADP DOES NOT ADDRESS THOROUGHFARES. THERE IS A SECTION
OF PROPOSED JONES-MALTBURGER THAT POADP DOES NOT REFLECT. IT APPEARS
THAT THE SECTION OF THE PROPOSED J.M THOROUGHFARE WILL IMPACT THIS SITE.
POADP NEED TO SHOW ROW FOR THOROUGHFARES AND DEDICATION.

Signature

Planner

Title

9/11/00

Date

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Zoning Commission
FROM: Engineering and Traffic Division
COPIES TO: File
SUBJECT: Fischer Tracts, Level 3 Traffic Impact Analysis

Date: December 23, 1999

The Engineering and Traffic Division has reviewed the Level-3 Traffic Impact Analysis for the proposed office park and shopping center located north and south of Loop 1604 between Bulverde and Redland. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

Based on the 6th edition of the ITE Trip Generation Manual, this development is estimated to generate up to 4,512 peak hour trips. These trips will be distributed along the eastbound and westbound Loop 1604 frontage roads, Bulverde Road, Jones Maltsberger, and Redland Road.

Note:

This development shall be closely coordinated with the City of San Antonio and TxDOT during the POADP level in order to address any adjustments to the existing roadways. Modifications to the submitted Level 3 TIA will be required as a result of adjustments resulting in the POADP process. In addition, the Engineering and Traffic Division recommends submittal of onsite design at the POADP level in order to expedite the building process.

Robert W. Opitz, P.E.
Chief Engineer Development
Review and Drainage

Approved by:


Andrew J. Ballard, P.E.
City Engineer



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

October 27, 2000

P.O.A.D.P. REVIEW

FCS Fischer Ltd. – 86.73 Acre Tract

Located on Loop 1604, 3570' west of Bulverde Road

Mike Herrera
City of San Antonio Department of Planning
P.O. Box 839966
San Antonio, Texas 78283-3966

<u>P.O.A.D.P. Reviewed for:</u>	<u>Comments</u>
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	None anticipated.
Access Limits/Restrictions	This property is eligible for a maximum combined total of seven access points, based on the overall combined frontage. Locations of eligible access points will be as directed by "Regulations For Access Driveways to State Highways".
WPAP Requirements	At the time of platting a complete copy of the approved WPAP will be required. No access permits will be issued prior to receipt of the approved WPAP.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

cc: Pape-Dawson Engineers

RECEIVED
00 OCT 30 PM 3:25
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey San Antonio, Texas 78216



FROST NATIONAL BANK
SAN ANTONIO, TEXAS

SEPTEMBER 6, 20 00

030787

PAY

143

DOLLARS AND

30

CENTS

\$ 143.30

TO THE
ORDER
OF

CITY OF SAN ANTONIO

PAPE-DAWSON
CONSULTING ENGINEERS, INC.


AUTHORIZED SIGNATURE

⑈030787⑈ ⑆114923222⑆ 29 3997995⑈

86.73 Ac Tr.

MEMO



To: Mr. Michael Herrera, Planning

Date: 9/06/00

Re: POADP Review Fees

Please find attached three (3) separate POADPs for three (3) separate FCS Fischer Tracts located near Bulverde Road and Loop 1604 in northeast San Antonio. Our client, Rick Sheldon, has elected to utilize credit certificates to pay a portion of the review fees associated with this submittal. Please find the following payment summary:

POADP Review Fees Due:	9.023 Ac. Tract @	\$381.10
	27.27 Ac. Tract @	\$381.10
	86.73 Ac. Tract @	\$381.10
	Total Due	\$1,143.30
Credit Certificate Payment:	Certificate #350	<\$500.00>
	Certificate #351	<\$500.00>
Payment of Balance w/Check:	PD Check #30787	<\$143.30>
	Balance	\$0.00

Please call if there are further questions regarding payment of the review fees. Thank you in advance for your assistance.

From: Trey Marsh

Project No.: 4763.04

cc: File

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL



To: City of San Antonio – Planning Dept.

Date: 09/06/00

Attn: Mr. Mike Herrera

114 W. Commerce, 4th Floor

San Antonio, Texas 78205

Re: POADP Application – 3 FCS Fischer Tracts

QUANTITY	DESCRIPTION
1	PD Memo – Fee Summary
1	PD Check #30787 (\$143.30)
2	\$500.00 COSA Credit Certificates (#350 and #351)
1	9 Ac. POADP Application, 1 Ea - 8 ½" x 11" POADP Exhibit, 9 Ea –Full Size POADP Exhibit, Diskette
1	86 Ac. POADP Application, 1 Ea - 8 ½" x 11" POADP Exhibit, 9 Ea Full Size POADP Exhibit, Diskette
1	27 Ac. POADP Application, 1 Ea - 8 ½" x 11" POADP Exhibit, 9 Ea Full Size POADP Exhibit, Diskette

If enclosures are not as noted, kindly notify us at once.

☒ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS _____

From: Trey Marsh

Project No.: 4763-04

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

VALUE
\$500.00



CERTIFICATE NO.
350

CITY OF SAN ANTONIO CREDIT CERTIFICATE

Pursuant to City of San Antonio Ordinance No. 89914, this certificate may be used for the payment of any fee charged by the City of San Antonio Planning Department. Upon presentation of this certificate by a representative of the holder identified below or by a valid assignee, the City of San Antonio shall accept and recognize this certificate for the dollar value identified above toward the payment of such fees. This certificate shall expire twenty-four (24) months from the date of issue, for the payment of fees related to the development of property located within the boundaries of the Edwards Aquifer Recharge Zone as identified on the official map of the Edwards Aquifer Recharge Zone published by the Texas Natural Resources Conservation Commission. This certificate shall expire Forty-two (42) months from the date of issue, for the payment of fees related to the development of property located outside the boundaries of the Edwards Aquifer Recharge Zone as identified on the official map of the Edwards Aquifer Recharge Zone published by the Texas Natural Resources Conservation Commission.

This Certificate is issued under the above terms to the following holder and may be assigned no more than twice using the assignment form located on the reverse side of this document.

M.W. Cude Engineers, L.L.C.

HOLDER

Issued on the 1st day of July, 1999, by the authority signing below.


DIRECTOR OF PLANNING
CITY OF SAN ANTONIO

(Not valid unless signed, see reverse side for assignment information)

VALUE
\$500.00



CERTIFICATE NO.
351

CITY OF SAN ANTONIO CREDIT CERTIFICATE

Pursuant to City of San Antonio Ordinance No. 89914, this certificate may be used for the payment of any fee charged by the City of San Antonio Planning Department. Upon presentation of this certificate by a representative of the holder identified below or by a valid assignee, the City of San Antonio shall accept and recognize this certificate for the dollar value identified above toward the payment of such fees. This certificate shall expire twenty-four (24) months from the date of issue, for the payment of fees related to the development of property located within the boundaries of the Edwards Aquifer Recharge Zone as identified on the official map of the Edwards Aquifer Recharge Zone published by the Texas Natural Resources Conservation Commission. This certificate shall expire Forty-two (42) months from the date of issue, for the payment of fees related to the development of property located outside the boundaries of the Edwards Aquifer Recharge Zone as identified on the official map of the Edwards Aquifer Recharge Zone published by the Texas Natural Resources Conservation Commission.

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M.W. Cude Engineers, L.L.C.

HOLDER

Issued on the 1st day of July, 1999, by the authority signing below.



DIRECTOR OF PLANNING
CITY OF SAN ANTONIO

(Not valid unless signed, see reverse side for assignment information)

Michael Herrera

From: Todd Sang
Sent: Thursday, October 19, 2000 4:32 PM
To: Michael Herrera
Subject: FCS Fischer

Mike

Pape Dawson has sent me clarification which outlines the 9 acre, 27 acre and 86 acre Fischer Tract POADPs. The area and land-use appears to coincide with the original the Level 3 Fischer TIA. Please let me know if you need a copy of the approval letter dated 12-30-99.

Also, due to the unusual road network in this area, please let me know if the Major Thoroughfare Plan is adjusted in any way which may change the expected traffic patterns for these Fischer submittals.

Please call me if you need anything else.

Todd

Michael Herrera

From: Todd Sang
Sent: Friday, September 22, 2000 4:35 PM
To: Michael Herrera
Cc: James Clements
Subject: RE: TIAs

Mike

1) FCS Fisher Tracts--I have an approved TIA for the Fisher Tract with a note stating:

"This development shall be closely coordinated with the City of San Antonio and TxDOT during the POADP level in order to address any adjustments to the existing roadways. Modifications to the submitted Level 3 TIA will be required as a result of adjustments resulting in the POADP process. In addition, the Engineering and Traffic Division recommends submittal of onsite design at the POADP level in order to expedite the building process."

Therefore, Pape Dawson will need to identify the land use and trips associated with the three FCS Fisher Tracts and the originally submitted Level 3 TIA. I would also like to see the alignment of the roadways as indicated on the Major Thoroughfare Plan. This information needs to be clearly represented along with site plans if available.

2) Encino Park--Plat#20000367--I do not have anything on file for this POADP. The original submittal may have predated the TIA ordinance. Please let me know when the original was submitted.

In the future, please send copies the POADPs to me so I may have more time to investigate past submittals

Thanks

Todd

-----Original Message-----

From: Michael Herrera
Sent: Friday, September 22, 2000 11:12 AM
To: Todd Sang
Subject: RE: TIAs

Todd, thanks for the info, but what about Encino Park and the other three FCS Fisher Tracts, have you received a TIA on them?

-----Original Message-----

From: Todd Sang
Sent: Friday, September 22, 2000 11:03 AM
To: Michael Herrera
Cc: James Clements
Subject: Los Caminos

Mike,

I received a Level 1 TIA for the Los Caminos POADP on 9-22-00. Please allow at least two weeks for Traffic comments/review.

Note: I received only one copy of the above TIA without the review fee. Therefore, the review may be delayed do to an incomplete submittal.

Thanks

Todd Sang

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1952056

AMT ENCLOSED _____

AMOUNT DUE 143.30
INVOICE DATE 9/07/2000
DUE DATE 9/07/2000

50-04-5573
PAPE DAWSON ENGINEERS
555 E. RAMSEY
S.A. TX. 78216

PHONE: 000 - 0000

9AC, 86AC & 27AC FCS FISCHER TRACTS \$143.30 CK#030787
CREDIT CERTIFICATES #350-#351 @ \$500 EACH
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS
9/07/2000 1952056 50-04-5573 9/07/2000 7:45 - 4:30

LINE INDEX REF DESCRIPTION AMOUNT
1 012542-001 PLAN REVIEW FEES 143.30

↓

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 09/06/2000 CK# 030787
END 09/06/2000

PREVIOUS BAL CURRENT CHARGES NEW BALANCE TOTAL AMT DUE
0.00 143.30 143.30 143.30

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓

MEMO



To: Mr. Michael Herrera, Planning

Date: 9/06/00

Re: POADP Review Fees

Please find attached three (3) separate POADPs for three (3) separate FCS Fischer Tracts located near Bulverde Road and Loop 1604 in northeast San Antonio. Our client, Rick Sheldon, has elected to utilize credit certificates to pay a portion of the review fees associated with this submittal. Please find the following payment summary:

POADP Review Fees Due:	9.023 Ac. Tract @	\$381.10
	27.27 Ac. Tract @	\$381.10
	86.73 Ac. Tract @	<u>\$381.10</u>
	Total Due	\$1,143.30
Credit Certificate Payment:	Certificate #350	<\$500.00>
	Certificate #351	<\$500.00>
Payment of Balance w/Check:	PD Check #30787	<u><\$143.30></u>
	Balance	\$0.00

Please call if there are further questions regarding payment of the review fees. Thank you in advance for your assistance.

RECEIVED
00 SEP -6 PM 3:10
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

From: Trey Marsh

Project No.: 4763.04

cc: File

PAPE-DAWSON ENGINEERS, INC.

TRANSMITTAL



To: City of San Antonio – Planning Dept.

Date: 09/06/00

Attn: Mr. Mike Herrera

114 W. Commerce, 4th Floor

San Antonio, Texas 78205

Re: POADP Application – 3 FCS Fischer Tracts

QUANTITY	DESCRIPTION
1	PD Memo – Fee Summary
1	PD Check #30787 (\$143.30)
2	\$500.00 COSA Credit Certificates (#350 and #351)
1	9 Ac. POADP Application, 1 Ea - 8 ½" x 11" POADP Exhibit, 9 Ea –Full Size POADP Exhibit, Diskette
1	86 Ac. POADP Application, 1 Ea - 8 ½" x 11" POADP Exhibit, 9 Ea Full Size POADP Exhibit, Diskette
1	27 Ac. POADP Application, 1 Ea - 8 ½" x 11" POADP Exhibit, 9 Ea Full Size POADP Exhibit, Diskette

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☒ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS

From: Trey Marsh

Project No.: 4763-04

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL



To: City of San Antonio - Planning

Date: 12/18/00

Attn: Mike Herrera

114 W. Commerce, 4th Floor

San Antonio, TX78208

Re: Fischer 86 Acre Tract

RECEIVED
00 DEC 20 PM 3:40
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

QUANTITY	DESCRIPTION
1	Revised POADP

If enclosures are not as noted, kindly notify us at once.

☒ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS _____

This should be the last revision. Please call if any further revisions are needed.

Thanks _____

From: Curtis Lee

Project No.: 4763.13

cc:

PAPE-DAWSON ENGINEERS, INC.

TRANSMITTAL



To: City of San Antonio - Planning

Date: 12/12/00

Attn: Michael Herrera

114 W. Commerce, 4th Floor

San Antonio, TX 78205

Re: F.C.S. Fischer 86 Acre POADP

QUANTITY	DESCRIPTION
9	86 ACRE POADP

PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

00 DEC 12 PM 3:27

RECEIVED

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☐ As Requested ☒ For Review and Comment

COMMENTS _____

From: Curtis Lee Project No.: 4763.13

CC: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL



To: City SAN Antonio

Date: 12-28-00

Attn: Michael Herrera

114 w commerce

4th Floor SAN Antonio TX, 78205

Re: _____

QUANTITY	DESCRIPTION
3	FCS Fischer, LTD - 86.73 Acres Tract

RECEIVED
00 DEC 29 PM 4:07
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☒ As Requested ☐ For Review and Comment

COMMENTS _____

From: Michael Montes Project No.: 4763-13

cc: Curtis Lee

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

*** ACTIVITY REPORT ***

TRANSMISSION OK

TX/RX NO. 1393

CONNECTION TEL 93759010

CONNECTION ID

START TIME 10/20 16:00

USAGE TIME 01'40

PAGES 4

RESULT OK

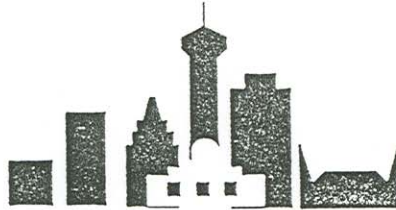
City of San Antonio Planning Department

Municipal Plaza Building

114 W. Commerce

Mailing address: P. O. Box 839966

San Antonio, TX 78283-3966



Pages sent including fax cover:

4

If you do not receive all pages, please call 207-7900

Please deliver to:

Name:	DENNIS RION
Title:	Eng.
Organization:	PARK-DAWSON
Phone:	375-9000
Fax:	375-9010

From:

Name:	MICHAEL HERGENROT
Title:	PLN. II
Division:	PLANNING
Phone:	207-9000
Fax:	207-4441

Remarks:

FOR YOUR INFO AS
REQUESTED.

WJH